

VICINITY MAP
NOT TO SCALE

DEVELOPER:
THE FOUNTAINS AT PALOMAR, LLC
250 W. MAIN STREET, SUITE 3000
LEXINGTON, KY 40507

PLAN PREPARER:
GRW ENGINEERS, INC.
801 CORPORATE DRIVE
LEXINGTON, KY 40503

OWNER'S CERTIFICATION:
I (WE) DO HEREBY CERTIFY THAT I (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON, DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS MY (OUR) DEVELOPMENT PLAN FOR THE PROPERTY.

DATE: _____ OWNER: _____

COMMISSION'S CERTIFICATION:

I DO HERBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON MARCH 8, 2018.

DATE: _____ SECRETARY: _____

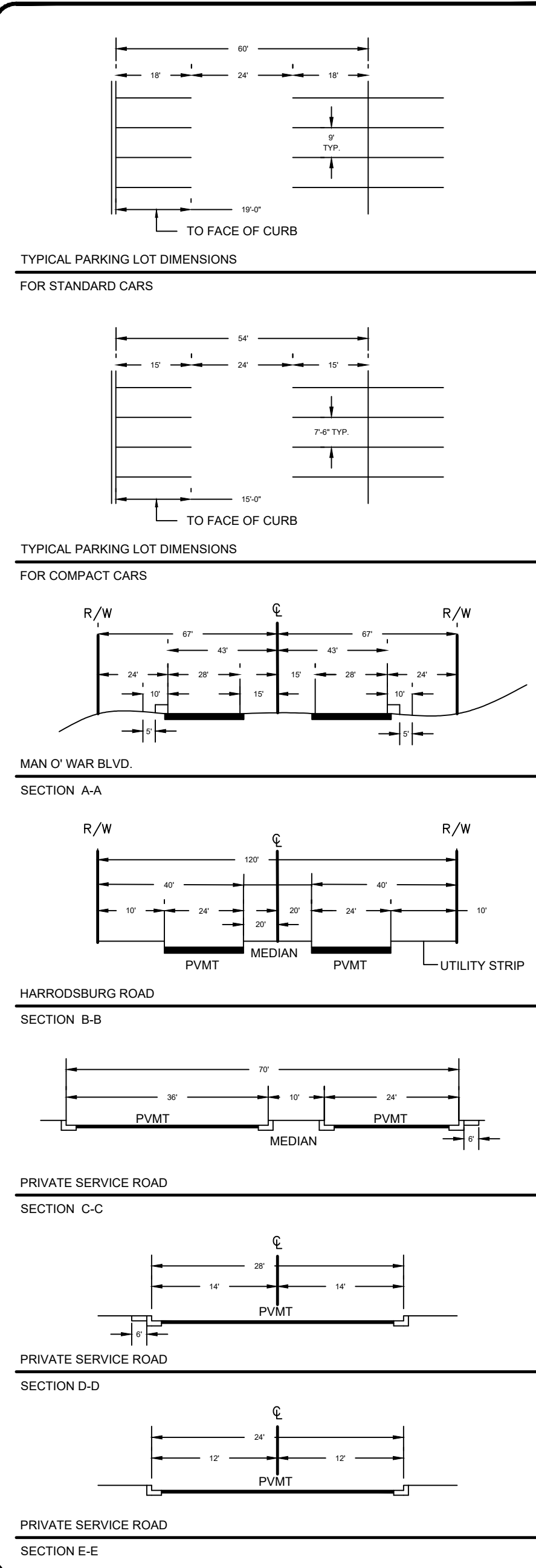
TREE PRESERVATION PLAN (ARTICLE 26)

TREE INVENTORY:
THE SITE CONTAINS NUMEROUS EXISTING TREES THAT HAVE BEEN PLANTED AS THE FORMER CHURCH AND COMMERCIAL AREAS HAVE DEVELOPED. THE TREES ARE LOCATED IN EXISTING PARKING ISLANDS AND ALONG THE PERIMETER OF EXISTING PARKING AREAS AND WITHIN AREAS CLUSTERED AROUND THE BUILDINGS. OLDER EXISTING TREES INCLUDE SILVER MAPLES AND OAK VARIETIES AND MORE RECENTLY PLANTED ISLAND AND PERIMETER TREES INCLUDE SUGAR MAPLE VARIETIES. WITHIN THE AREA OF THE EXISTING CHURCH THERE ARE SEVERAL LARGE GROUPINGS OF MATURE PINE CLUSTERED AROUND THE ENTRY DRIVES AND THROUGHOUT THE LAWN AREAS. PERIMETER CLUSTERS INCLUDE MAPLE VARIETIES (NORWAY).

ALONG THE REAR PERIMETER ADJACENT TO THE RESIDENTIAL NEIGHBORHOOD, THERE ARE LARGE TULIP POPLARS WITH LARGE SPRUCE, HEMLOCK AND EVERGREEN MASSINGS. THE ADJACENT RESIDENTIAL PROPERTIES HAVE PLANTED OTHER SCREENING LANDSCAPING ALONG THE EMBANKMENTS AND EXTENDING INTO THE CHURCH PROPERTY. BEHIND THE EXISTING COMMERCIAL DEVELOPMENT, TULIP POPLARS HAVE BEEN PLANTED ADJACENT TO THE EXISTING SCREEN FENCING.

TREE CANOPY REQUIREMENT:
TOTAL SITE AREA = 16.4 ACRES (714,645 SF)
CANOPY REQUIRED @ 20% = 142,929 SF
EXISTING CANOPY TO REMAIN = 3,920 SF (0.5%)
ADDITIONAL CANOPY REQUIRED = 139,009 SF (19.5%)

TREE PROTECTION AREA:
FENCING AT LEAST THREE (3) FEET TALL, CLEARLY VISIBLE WITH SIGNAGE POSTED EVERY ONE HUNDRED (100) FEET, AND LETTERED WITH THREE (3) INCH HIGH LETTERS CLEARLY IDENTIFYING THE TREE PROTECTION AREA (TPA) SHALL BE USED TO SURROUND ALL TREE PROTECTION AREAS. THE TREE PROTECTION FENCING WILL BE PLACED AT A DISTANCE EQUAL TO OR GREATER THAN THE CRITICAL ROOT ZONE OF THE TREE(S) TO BE PROTECTED. ANY PROPOSED TPA AREAS LESS THAN THE MINIMAL STANDARDS CAN ONLY BE DELINEATED BY APPROVAL OF THE URBAN FORESTER. WRITTEN APPROVAL BY THE URBAN FORESTER THAT THE TPA REQUIREMENTS HAVE BEEN INSTALLED SHALL BE PROVIDED TO THE DIVISION OF ENGINEERING PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN AND/OR THE ISSUANCE OF ANY GRADING PERMIT OR OTHER CONSTRUCTION ACTIVITY. THE FENCING SHALL BE MAINTAINED AND REMAIN STANDING UNTIL INSTALLATION OF THE CERTIFICATE OF OCCUPANCY OR UNTIL THE URBAN FORESTER HAS DETERMINED THAT CONSTRUCTION ACTIVITY HAS CEASED TO THE POINT THAT THE FENCING MAY BE REMOVED OR THAT THE FENCE MAY BE RELOCATED TO PERMIT FINAL GRADING PROVIDED THE ACTIVITY WILL NOT ADVERSELY AFFECT THE HEALTH OF THE PROTECTED TREE(S).



DEVELOPMENT PLAN NOTES:

- THIS DEVELOPMENT MAY BE AMENDED BY THE URBAN COUNTY PLANNING COMMISSION.
- ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN. NO OUTPARCEL SHALL HAVE INDEPENDENT DRIVEWAY ACCESS TO ANY PUBLIC STREET.
- STORM SEWERS, STORM WATER RETENTION BASIN AND SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LFUCO ENGINEERING MANUALS.
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING WILL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOILING IN ORDER TO PREVENT EROSION.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH CHAPTER 16 OF THE CODE OF ORDINANCES.
- STREETS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE TRAFFIC ENGINEER AND URBAN COUNTY PLANNING COMMISSION.
- DETAIL DESIGN GEOMETRY OF PRIVATE ACCESS ROADS AT MAN O' WAR BOULEVARD AND HARRODSBURG ROAD SHALL BE APPROVED BY THE URBAN COUNTY TRAFFIC ENGINEER AND THE KENTUCKY DEPARTMENT OF TRANSPORTATION.
- NO BURIAL GROUNDS OR CEMETERIES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- SCREENING AND LANDSCAPING WILL BE PROVIDED AS REQUIRED BY ARTICLE 18 OF THE ZONING ORDINANCE RESOLUTION.
- STREET TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 6-8 OF THE SUBDIVISION REGULATIONS ALONG MAN O' WAR AND HARRODSBURG ROAD.
- THE DEVELOPMENT PLAN SHALL NOT BE USED AS BASIS FOR SALE OF THE PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
- STORMWATER DETENTION WILL BE ADDRESSED IN DETAIL AS PART OF THE FINAL DEVELOPMENT PLAN REQUIREMENTS.
- ARCHITECTURAL DETAILS FOR BUILDINGS ALONG THE HARRODSBURG ROAD AND MAN O' WAR FRONTAGES SHALL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
- THE STORMWATER MANAGEMENT CONCEPT FOR THE SITE SHALL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
- THE LOCATION OF ADDITIONAL FIRE HYDRANT(S) AND/OR FIRE DEPARTMENT CONNECTION(S), AS REQUIRED, SHALL BE APPROVED BY THE DIVISION OF THE FIRE-WATER CONTROL OFFICE.
- LIGHTING AT OR ON THE REAR OF THE PROPOSED RETAIL/RESTAURANT BUILDING SHALL BE ANGLED TOWARD THE GROUND, AND AWAY FROM ANY ADJOINING RESIDENTIAL ZONES.
- VEHICULAR USE AREAS OF B-3 OUTPARCELS SHALL BE SCREENED, PER ARTICLE 18 STANDARDS, FROM CONTIGUOUS OUTPARCELS AND FROM THE SERVICE ROAD IN ADDITION TO REQUIRED SCREENING FROM PUBLIC STREETS AND ADJACENT PROPERTIES.
- PRIOR TO THE OCCUPANCY OF ANY BUILDINGS, PRIVATE ACCESS DRIVES SHALL BE CONSTRUCTED AS INDICATED FROM MAN O' WAR BOULEVARD AND HARRODSBURG ROAD.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- AN EASEMENT MINOR PLAT TO BE RECORDED THAT RESOLVED EASEMENT CONFLICTS TO OBTAIN ZONING COMPLIANCE PERMIT.
- THERE SHALL BE RECIPROCAL ACCESS AND PARKING BETWEEN ALL PROPERTIES PLATTED HEREON, REGARDLESS OF OWNERSHIP OF SUBDIVISION.

SITE STATISTICS

ITEM	TOTAL	SITE 1	SITE 2	SITE 3	SITE 4	SITE 5	SITE 6	SITE 7	SITE 8	SITE 9	ACCESS EASEMENTS
TOTAL AREA (16.407 ACRES)	16.407 ACRES	1.29 ACRES	1.22 ACRES	0.80 ACRES	1.18 ACRES	0.86 ACRES	0.86 ACRES	1.71 ACRES	4.33 ACRES	1.93 ACRES	1.76 ACRES
GROSS BUILDING AREA (GBA)	214,135 SQ. FT.	13,200 SQ. FT.	4,850 SQ. FT.	2,546 SQ. FT.	6,300 SQ. FT.	6,546 SQ. FT.	7,422 SQ. FT.	15,542 SQ. FT.	55,850 SQ. FT.	101,880 SQ. FT.	N/A
PARKING SPACES REQUIRED	595	41	24	13	32	33	37	61	254	100	N/A
PARKING SPACES PROVIDED	631	53	40	24	72	55	43	68	167	109	N/A
ACCESSIBLE PARKING REQ. PROP.	29/29	3/3	2/3	1/1	3/3	3/3	2/2	3/3	6/6	5/5	N/A
VEHICULAR USE AREA (VUA)	365,982 SQ. FT.	28,038 SQ. FT.	31,769 SQ. FT.	14,183 SQ. FT.	28,649 SQ. FT.	21,039 SQ. FT.	20,604 SQ. FT.	24,794 SQ. FT.	87,525 SQ. FT.	42,087 SQ. FT.	67,024 SQ. FT.
INTERIOR LANDSCAPING REQUIRED (VUA X 0.05)	18,299 SQ. FT.	1,415 SQ. FT.	1,588 SQ. FT.	709 SQ. FT.	1,432 SQ. FT.	1,052 SQ. FT.	1,030 SQ. FT.	1,240 SQ. FT.	4,376 SQ. FT.	2,104 SQ. FT.	3,351 SQ. FT.
INTERIOR LANDSCAPING PROPOSED	29,945 SQ. FT.	1,528 SQ. FT.	4,090 SQ. FT.	777 SQ. FT.	1,880 SQ. FT.	1,326 SQ. FT.	1,891 SQ. FT.	1,391 SQ. FT.	7,253 SQ. FT.	4,803 SQ. FT.	9,300 SQ. FT.
BUILDING COVERAGE	30%	24%	9%	10%	12%	16%	19%	21%	30%	24%	N/A
FLOOR AREA RATIO PROPOSED	0.30	0.24	0.09	0.10	0.12	0.16	0.19	0.21	0.30	0.21	N/A
BUILDING HEIGHT	-	30 FT.	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.	30 FT.	45 FT.	75 FT.	N/A

SPECIAL REAR SCREENING AND VEHICULAR CIRCULATION NOTES:

REQUIREMENTS FOR INSTALLATION MAINTENANCE AND ENFORCEMENT OF SUCH SCREENING SHALL COMPLY WITH ARTICLE 18 OF THE ZONING ORDINANCE. ANY ADDITIONAL LANDSCAPING AGREEMENTS ENTERED INTO BETWEEN THE DEVELOPER AND THE HARRODS VILLAGE NEIGHBORHOOD ASSOCIATION SHALL BE ENFORCED BY THE PARTIES THERETO AND NOT BY THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.

1. SCREENING ALONG THE REAR BOUNDARY LINE:

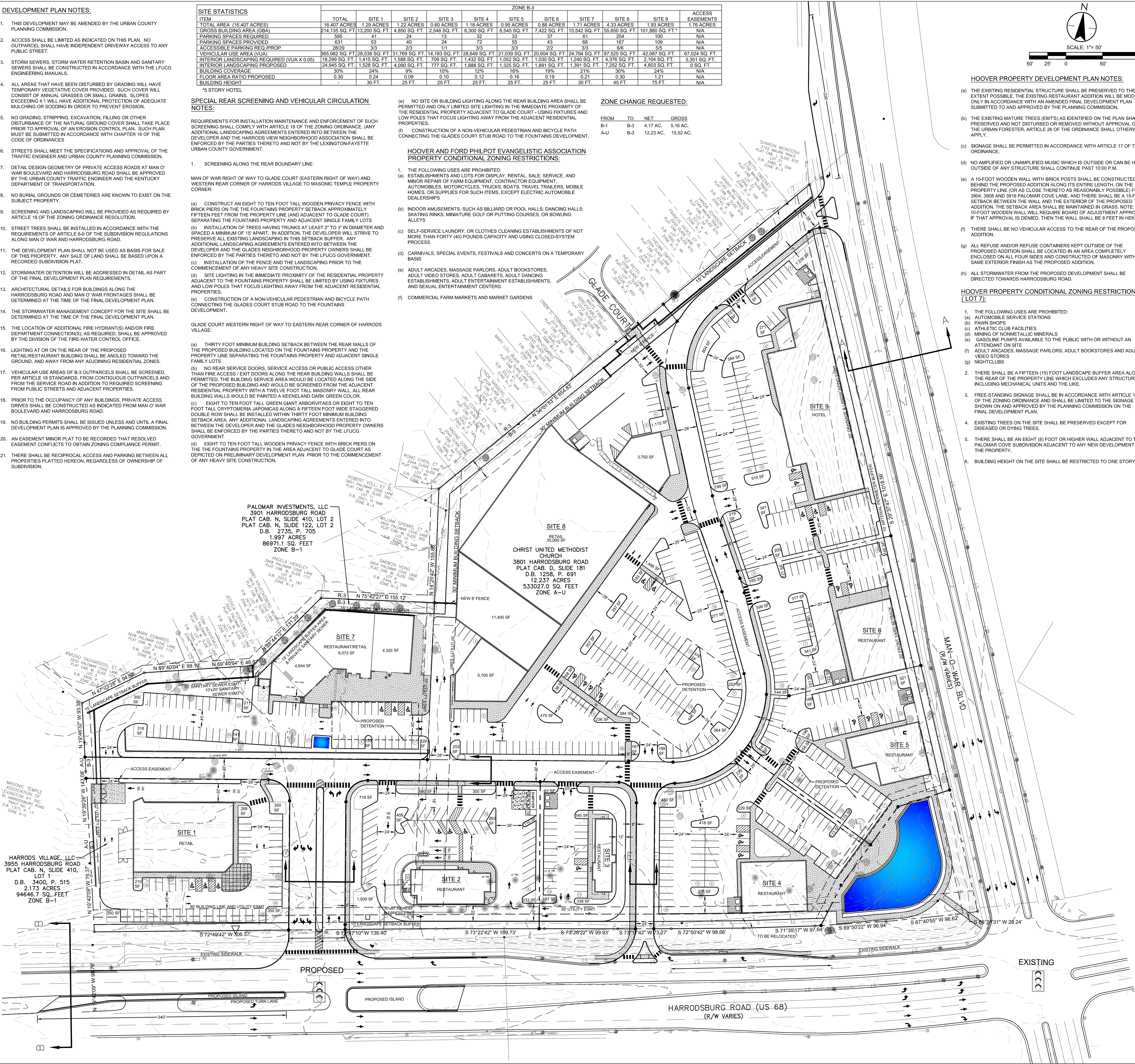
MAN OF WAR RIGHT OF WAY TO GLADE COURT (EASTERN RIGHT OF WAY) AND WESTERN REAR CORNER OF HARRODS VILLAGE TO MASONIC TEMPLE PROPERTY CORNER.

- CONSTRUCT AN EIGHT TO TEN FOOT TALL WOODEN PRIVACY FENCE WITH BRICK PIERS ON THE FOUNTAINS PROPERTY SETBACK APPROXIMATELY FIFTEEN FEET FROM THE PROPERTY LINE (AND ADJACENT TO GLADE COURT) SEPARATING THE FOUNTAINS PROPERTY AND ADJACENT SINGLE FAMILY LOTS.
- INSTALLATION OF TREES HAVING TRUNKS AT LEAST 2" TO 3" IN DIAMETER AND SPACED A MINIMUM OF 15' APART. IN ADDITION, THE DEVELOPER WILL STRIVE TO PRESERVE ALL EXISTING LANDSCAPING IN THIS SETBACK BUFFER. ANY ADDITIONAL LANDSCAPING AGREEMENTS ENTERED INTO BETWEEN THE DEVELOPER AND THE GLADES NEIGHBORHOOD PROPERTY OWNERS SHALL BE ENFORCED BY THE PARTIES THERETO AND NOT BY THE LFUCO GOVERNMENT.
- INSTALLATION OF THE FENCE AND THE LANDSCAPING PRIOR TO THE COMMENCEMENT OF ANY HEAVY SITE CONSTRUCTION.
- SITE LIGHTING IN THE IMMEDIATE PROXIMITY OF THE RESIDENTIAL PROPERTY ADJACENT TO THE FOUNTAINS PROPERTY SHALL BE LIMITED BY USING FIXTURES AND LOW POLES THAT FOCUS LIGHTING AWAY FROM THE ADJACENT RESIDENTIAL PROPERTIES.
- CONSTRUCTION OF A NON-VEHICULAR PEDESTRIAN AND BICYCLE PATH CONNECTING THE GLADES COURT STUB ROAD TO THE FOUNTAINS DEVELOPMENT.

GLADE COURT WESTERN RIGHT OF WAY TO EASTERN REAR CORNER OF HARRODS VILLAGE:

- THIRTY FOOT MINIMUM BUILDING SETBACK BETWEEN THE REAR WALLS OF THE PROPOSED BUILDING LOCATED ON THE FOUNTAINS PROPERTY AND THE PROPERTY LINE SEPARATING THE FOUNTAINS PROPERTY AND ADJACENT SINGLE FAMILY LOTS.
- NO REAR SERVICE DOORS, SERVICE ACCESS OR PUBLIC ACCESS OTHER THAN FIRE ALARMS, EXIT DOORS ALONG THE REAR BOUNDARY LINE SHALL BE PERMITTED. THE BUILDING SERVICE AREA WOULD BE LOCATED ALONG THE SIDE OF THE PROPOSED BUILDING AND WOULD BE SCREENED FROM THE ADJACENT RESIDENTIAL PROPERTY WITH A TWELVE FOOT MINIMUM MASONRY WALL. ALL REAR BUILDING WALLS WOULD BE PAINTED A KEENELAND DARK GREEN COLOR.
- EIGHT TO TEN FOOT TALL GREEN GIANT ARBORVITAE OR EIGHT TO TEN FOOT TALL CRYPTOMERIA JAPONICA ALONG A FIFTEEN FOOT WIDE STAGGERED DOUBLE ROW SHALL BE INSTALLED WITHIN THIRTY FOOT MINIMUM BUILDING SETBACK AREA. ANY ADDITIONAL LANDSCAPING AGREEMENTS ENTERED INTO BETWEEN THE DEVELOPER AND THE GLADES NEIGHBORHOOD PROPERTY OWNERS SHALL BE ENFORCED BY THE PARTIES THERETO AND NOT BY THE LFUCO GOVERNMENT.
- EIGHT TO TEN FOOT TALL WOODEN PRIVACY FENCE WITH BRICK PIERS ON THE FOUNTAINS PROPERTY IN THE AREA ADJACENT TO GLADE COURT AS IS DEPICTED ON PRELIMINARY DEVELOPMENT PLAN PRIOR TO THE COMMENCEMENT OF ANY HEAVY SITE CONSTRUCTION.

PALOMAR INVESTMENTS, LLC
3901 HARRODSBURG ROAD
PLAT CAB. N, SLIDE 410, LOT 2
PLAT CAB. N, SLIDE 122, LOT 2
D.B. 2735, P. 705
1.997 ACRES
86971.1 SQ. FEET
ZONE B-1



HOOVER PROPERTY DEVELOPMENT PLAN NOTES:

- THE EXISTING RESIDENTIAL STRUCTURE SHALL BE PRESERVED TO THE EXTENT POSSIBLE. THE EXISTING RESTAURANT ADDITION WILL BE MODIFIED ONLY IN ACCORDANCE WITH AN AMENDED FINAL DEVELOPMENT PLAN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION.
- THE EXISTING MATURE TREES (EMTS) AS IDENTIFIED ON THE PLAN SHALL BE PRESERVED AND NOT DISTURBED OR REMOVED WITHOUT APPROVAL OF THE URBAN FORESTER. ARTICLE 26 OF THE ORDINANCE SHALL OTHERWISE APPLY.
- SIGNAGE SHALL BE PERMITTED IN ACCORDANCE WITH ARTICLE 17 OF THE ORDINANCE.
- NO AMPLIFIED OR UNAMPLIFIED MUSIC WHICH IS OUTSIDE OR CAN BE HEARD OUTSIDE OF ANY STRUCTURE SHALL CONTINUE PAST 10:00 P.M.
- A 10-FOOT WOODEN WALL WITH BRICK POSTS SHALL BE CONSTRUCTED BEHIND THE PROPOSED ADDITION ALONG ITS ENTIRE LENGTH. ON THE PROPERTY LINE (OR AS CLOSE THERETO AS REASONABLY POSSIBLE) FOR 3904, 3908 AND 3916 PALOMAR COVE LANE, AND THERE SHALL BE A 15-FOOT SETBACK BETWEEN THE WALL AND THE EXTERIOR OF THE PROPOSED ADDITION. THE SETBACK AREA SHALL BE MAINTAINED IN GRASS. NOTE: THE 10-FOOT WOODEN WALL WILL REQUIRE BOARD OF ADJUSTMENT APPROVAL. IF THAT APPROVAL IS DENIED, THEN THE WALL SHALL BE 8 FEET IN HEIGHT.
- THERE SHALL BE NO VEHICULAR ACCESS TO THE REAR OF THE PROPOSED ADDITION.
- ALL REFUSE AND/OR REFUSE CONTAINERS KEPT OUTSIDE OF THE PROPOSED ADDITION SHALL BE LOCATED IN AN AREA COMPLETELY ENCLOSED ON ALL FOUR SIDES AND CONSTRUCTED OF MASONRY WITH THE SAME EXTERIOR FINISH AS THE PROPOSED ADDITION.
- ALL STORMWATER FROM THE PROPOSED DEVELOPMENT SHALL BE DIRECTED TOWARDS HARRODSBURG ROAD.

HOOVER PROPERTY CONDITIONAL ZONING RESTRICTIONS (LOT 7):

- THE FOLLOWING USES ARE PROHIBITED:
 - AUTOMOBILE SERVICE STATIONS
 - PAWN SHOPS
 - ATHLETIC CLUB FACILITIES
 - MINING OR NONMETALLIC MINERALS
 - GASOLINE TANKS AVAILABLE TO THE PUBLIC WITH OR WITHOUT AN ATTENDANT ON SITE
 - ADULT ARCADES, MESSAGE PARLORS, ADULT BOOKSTORES AND ADULT VIDEO STORES
 - NIGHTCLUBS
- THERE SHALL BE A FIFTEEN (15) FOOT LANDSCAPE BUFFER AREA ALONG THE REAR OF THE PROPERTY LINE WHICH EXCLUDES ANY STRUCTURES, INCLUDING MECHANICAL UNITS AND THE LIKE.
- FREE-STANDING SIGNAGE SHALL BE IN ACCORDANCE WITH ARTICLE 17 OF THE ZONING ORDINANCE AND SHALL BE LIMITED TO THE SIGNAGE SHOWN ON AND APPROVED BY THE PLANNING COMMISSION ON THE FINAL DEVELOPMENT PLAN.
- EXISTING TREES ON THE SITE SHALL BE PRESERVED EXCEPT FOR DISEASED OR DYING TREES.
- THERE SHALL BE AN EIGHT (8) FOOT OR HIGHER WALL ADJACENT TO THE PALOMAR COVE SUBDIVISION ADJACENT TO ANY NEW DEVELOPMENT ON THE PROPERTY.
- BUILDING HEIGHT ON THE SITE SHALL BE RESTRICTED TO ONE STORY.

EXISTING

HARRODSBURG ROAD (US 68)
(R/W VARIES)

PRELIMINARY DEVELOPMENT PLAN
HOOVER AND FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY
(THE FOUNTAINS AT PALOMAR)
CITY OF LEXINGTON, KENTUCKY

DESIGNED: _____
BY: _____
DATE: _____

REVISIONS
DESCRIPTION
NO. _____
DATE _____
BY _____
APPROVED: _____

DATE: JANUARY 19, 2018
SCALE: 1"=50'
SHEET NO. DP-1

CRW PROJECT NO. 4301-02
CLIENT PROJECT NO. _____
engineering | architecture | geospatial
www.grwinc.com

THIS MARK SHOULD MEASURE EXACTLY 1" WHEN PLOTTED

PRINTED: 1/20/2018 @ 8:59AM

FILE NAME: U:\4323-Harrods Village\03-Foundations 2018\Working Drawings\AutoCAD\PRELIMINARY DEVELOPMENT_B3.dwg